

Cochran, Patricia (DCOZ)

From: claudia taubman <cltaubman1@gmail.com>
Sent: Thursday, September 26, 2019 3:52 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Case 19-10 Valor Development, LLC PUD Square 1499, Lots 802, 802, 806, and 807.
Letter in Opposition

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Dear Chairman Hood,

I am once again appealing to the Zoning Commission to reject the application of Valor Development- Case 19-10. We are now several years into this process as I know you are well aware. We all grow weary. But please do not allow the desire for it to be over to accept a markedly flawed project.

The negative impact of this overly large project on the surrounding neighborhood can not be overstated. There is nothing like it in the area. The nearest large apartment complexes are on the other side of Ward Circle and are not near single family homes. They are set well back from the street. All the single family homes here have some setback e.g. 30 ft. This building is designed to come right to the property line. It adds to how massive it is. It needs to be a smaller building.

While I am aware the city and many ANC commissioners are trying to design for more walkability and less cars, the fact remains that the renters will own cars. The combination of too few parking spaces in the garage and the charge to buy or rent one, will add to the congestion already on our streets. While Valor says they will not allow Zone 3 parking stickers, the renters will still be able to park overnight as long as they park after 6:30 pm and move their cars by 9 am. So what happens to those of us who have lived here many years. Especially some senior citizens.

Valor continues to promote as amenities multiple items that are absurd. An 'amenity' is that they will have 11% affordable housing units instead of the required 10%. There is a great need for many more of these units. Why does Valor present this additional 1% as an amenity? This is absurd.

Other 'amenities' are 'taking care of the public space in front of the building, placing a HAWK signal on Massachusetts Ave (when it is actually up to DDOT, providing a bike storage area (why is this an amenity for the neighbors?), and providing a shuttle to metro (but limiting the amount they will spend so we have no idea how long it will last). There are more of the same ilk. I do not see why any of these are amenities for the neighborhood.

To this day, when pressed, Valor refuses to state how many units will be in the building. It is a roving number. Also roving is the 'design' of the alleys within the project. There is NO WAY the trucks will be able to maneuver them safely. If anyone should know this, it's the owner of Wagshals. Just ask him what he thinks about it.

And the promise of a supermarket? Another roving item. When pressed, they admit no one has signed a lease.

In summary, I go back to my second paragraph. This project is just too big for the site and the neighborhood.

Please deny it.

Sincerely

Claudia Taubman
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